

District II Advisory Board Minutes
December 2, 2002
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The District II Advisory Board meeting was held at 7:00 p.m. at the Rockwell Branch Library at 5939 E. 9th Street North.

Members Present

Martha Bruce Fair
Larry Frutiger
Michele Chauncey
Marla Flentje
Charlotte Foster
John Fuller
Tim Goodpasture
Ray Hinderliter*
Joe Johnson
Mike Jones
Max Weddle*

Members Absent

Council Member Joe Pisciotte
Shirley Jefferson
Joe Patrick*
Kathy Wegner

Staff Present

Mark Bradshaw, Health
Jess McNeely, MAPD

Guests

Dwight Aldrich
Harold Allen
Yvonne Allen
Bert Bartlett
Carol Bredford
Dennis Dye
Jim Maxwell
Jo Maxwell
Delores Ann Moon
Steve Roberts
Jim Vossen
Charles Wilson
Lonny Wright

* Denotes an alternate DAB member

ORDER OF BUSINESS

Call to Order

The meeting was called to order at 7:00.

Approval of Agenda

The agenda for the December 2, 2002 DAB II meeting was approved as submitted (Chauncey/Foster).

Public Agenda

1. Scheduled items

Carol Bredford, Inter-Faith Ministries, presented information related to several programs underway throughout Wichita. These programs include Celebrate Safely, GoZones, and Operation Holiday.

2. Off-agenda items

No items submitted

STAFF PRESENTATION

3. Environmental Health

Mark Bradshaw, Environmental Health, presented selected statistics related to premise condition enforcement during the third quarter of 2002. These statistics represent enforcement activities during the incremental implementation of joint code enforcement by Environmental Health, Central Inspection, and Community Policing that began during the third quarter 2002.

Implementation of joint enforcement policies have led to an increase the number of nuisance cases being abated, a decrease in the number of premise condition court cases filed, and an increase in nuisance abatement costs.

PLANNING AGENDA

4. ZON 2002-00055 & CUP 2002-00038

Jess McNeely, MAPD, presented a requested zone change from “GO” General Office and “MF-18” Multi-Family to “OW” Office Warehouse on a platted, mostly-vacant, 46.47-acre tract generally located south of 21st Street North and east of the Woodlawn. The applicant also requests an amendment of DP-67 Northborough Community Unit Plan (CUP) to allow office and research oriented uses and to change two large parcels and a reserve into 12 smaller parcels and a smaller reserve, including a realignment of the streets and a relocation of the drainage retention area.

The character of the surrounding area is predominately office and commercial, with a shopping center and office park to the west, commercial uses to the north, and office uses to the east. The nearest residential properties are located east of the subject property across a 100-foot wide utility easement with large electrical power lines and poles.

The CUP proposes all uses permitted by right in the “OW” district except for outdoor storage and work areas; tattoo and body piercing facilities; self-service storage warehouses; recycling processing centers; veterinary clinics with outdoor runs; and auditoriums or stadiums. The CUP also proposes to limit manufacturing facilities to those with the entire frontage of the ground floor used for office or display space. The maximum building height proposed is 45 feet. A maximum building coverage of 30% and a maximum gross floor area of 40% are proposed. Each parcel is proposed to be limited to two buildings, except for Parcel 18, which would permit 20 buildings.

Setbacks are proposed to be those allowed by the “OW” district, except along Bramblewood, where a 75-foot setback is proposed, and along Rockhill and Stratford, where a 35-foot setback is proposed. Signage is proposed to be per the city code for the “OW” district, except that all signs are proposed to be monument type and spaced a minimum of 150 feet apart. Landscape street yards with a minimum depth of 10 or 15 feet, depending upon overall lot depth, and parking lot screening and landscaping are proposed for all parcels. The existing hedgerow along the east property line is proposed to be maintained. No screening wall along the south or east property lines is proposed due to the large reserve and existing hedgerow along the east property line and the existence of utility-owned property to the south. All buildings are proposed to have the same predominate exterior building materials and architectural character, with metal prohibited from being a predominate exterior building material. Sidewalks are proposed along the street frontage of the parcels to provide for pedestrian circulation. Since the parcels are located along local streets and since each parcel has street frontage, cross-lot vehicular access is not proposed.

RECOMMENDATION: Based on the information available prior to the public hearing, planning staff recommends the request be APPROVED subject to the following conditions:

- A. APPROVE the zone change (ZON2002-00055) to "OW" Office Warehouse subject to replatting within one year.
- B. APPROVE Amendment #5 to the Community Unit Plan (DP-67: Northborough CUP) subject to replatting within one year and subject to the following conditions:
 - 1. The development of this property shall proceed in accordance with the development plan as recommended for approval by the Planning Commission and approved by the Governing Body, and any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 - 2. Any major changes in the development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
 - 3. The applicant shall submit four 24" x 36" folded copies of the CUP to the Metropolitan Area Planning Department within 60 days after approval of this amendment by the Governing Body, or the request shall be considered denied and closed.

Tim Austin, agent for the applicant, stated that this land has been undeveloped for twenty-five years and is unsuitable for apartment uses. The applicant owns an office building adjacent to this property and plans to build more offices as well as a research and development park. These uses would compliment the existing office buildings nearby and the community as a whole.

Michele Chauncey asked what screening would be provided between the development and nearby residences.

Jess McNeely stated the existing hedgerow would remain as well as the utilities located between the sites.

Ray Hinderliter asked what would be built if the research and development park does not develop. **Tim Austin** replied that more office buildings would probably be constructed.

John Fuller asked if there would be any noise restrictions placed on the research and development site.

Tim Austin stated that the CUP restricts outdoor testing. Noise would not be an issue from testing inside the buildings.

Citizens in attendance expressed the following concerns: 1) whether adult entertainment business would be allowed; 2) would correctional facilities be permitted; and 3) potential increases in traffic

Tim Austin stated the adult entertainment and correctional facility uses were not permitted.

Tim Goodpasture stated that Berexco has a fantastic office nearby and that he's confident the new development will compliment the area.

Joe Johnson (Goodpasture) moved to request be approved as submitted.. The motion passed (8-0).

Action Taken: Approved as submitted.

4. ZON 2002-00055 & CUP 2002-00038

Jess McNeely present this request for "LC" zoning on a un-platted, vacant, 7.43-acre site located east of the Woodlawn and 17th Street North intersection. The applicant requests a commercial Community Unit Plan (CUP) with four Parcels for all "LC" uses, permitted by right, except adult entertainment, correctional placement residence (limited and general), night club in the city, tavern and drinking establishment, construction sales/service, hotel/motel, recreation and entertainment (indoor), and service stations.

The application area is surrounded on all sides by "SF-5" zoning. North of the site is the Hebrew Congregation Synagogue. South of the site is a KGE owned access drive, further south is a rail corridor, a fire station, and single-family residences. The rail line is proposed as a future rail banking alignment for a pedestrian/bike path. A KGE Substation is directly east of the site; further east of the site is undeveloped "SF-5" zoned property. Northeast of the site, beyond the Hebrew Congregation property, is DP-67, zoned "GO" and "MF-18". West of the site, across Woodlawn, are single-family residences, and the First Free Evangelical Church. The site has 10-foot utility easements along the north and south boundaries, a 20-foot utility easement along the east boundary, and an east - west running 60-foot wide overhead utility easement bisecting the site.

The CUP proposes 23% building coverage on each of the Parcels. The CUP proposes a floor area ratio of .23 for commercial uses, or .46 for office uses. The CUP proposes 3 maximum buildings on Parcels 1 and 2, and 4 maximum buildings on Parcels 3 and 4; all buildings are proposed to have a maximum height of 35 feet.

The applicant proposes 2 openings on Woodlawn, one to align with 17th Street, and the other to be halfway between 17th and the Hebrew Congregation Drive. This proposed option for openings comes very close to meeting the 200-foot separation standard of the Access Management Policy. The applicant proposes installing a northbound decel lane, and participating in a petition to create a left turn lane on Woodlawn, to include a central raised median on Woodlawn.

The applicant proposes a 35-foot building setback on the north and west boundaries, and 10 and 20-foot utility easements on the south and east boundaries respectively. The applicant proposes a 6 to 8-foot opaque masonry screen wall on the north and south site boundaries, as required by the Sec.III-C.2(d) UZC, to prevent the passage of debris and light, and to mitigate adverse visual impacts. The applicant proposes no screen wall on the east property line, as it borders the KGE Substation and open space, and is not visible from residences or any future residences; this request is a waiver from the requirements of the UZC. The applicant proposes meeting the landscape buffer requirement on all boundaries, which is required by the Landscape Ordinance.

The applicant proposes that all buildings in the CUP be required to share similar architectural character, color, texture, and same predominant exterior building material, with vivid colors limited to incidental accent. The applicant further proposes that all north, south, and west facades of buildings be constructed of a consistent brick. The applicant proposes that lighting be shielded downward, and away from residential areas, and proposes that light poles be limited to 20 feet in height.

Signage on the CUP is proposed as being monument signage, limited to 20 feet in height, no rotating or flashing signs, no portable or off-site signs, and a minimum of 150 feet between signs. All signs are proposed to be on Parcels 1 and 2; signage is proposed as 75 square feet for Parcels 1 and 2, and 110 square feet for Parcels 3 and 4.

The applicant proposes cross-lot circulation agreements on all Parcels to assure internal vehicular movement between Parcels, but designates no circulation plan or drive. The applicant also proposes a pedestrian circulation system, to be approved by the Planning Director prior to issuing building permits, to provide pedestrian connections from the buildings within the CUP to the sidewalk on Woodlawn, and to provide pedestrian connections between the buildings.

The Access Management Policy requires the applicant to conduct a limited traffic impact study if development plans would generate more than 100 trips in a peak hour, and a detailed traffic impact study if development plans would generate more than 500 trips in a peak hour. The requested “LC” square footage in this case would require a limited traffic impact study.

RECOMMENDATION: This property is surrounded by property zoned “SF-5” and used for residential and institutional uses, and the *Comprehensive Plan* identifies the site as appropriate for “Low-Density Residential” development. However, the presence of the KGE Substation, and the 60-foot overhead utility easement makes residential use potentially less desirable on this site.

Staff finds that this zone change and CUP request needs a limited traffic study to determine the timing of discussed roadway improvements; the discussed improvements are necessary to mitigate the effects of increased traffic on Woodlawn. Another potential traffic relieving option for this site would be a connection to Rockhill, giving the site two points of ingress and egress.

Therefore, based upon information available prior to the public hearings, planning staff recommends that the zone change request be **APPROVED**, subject to platting within one year, and the following conditions in addition to the proposed CUP:

1. The applicant shall add “convenience stores”, and “drive-through food service” to the list of prohibited uses in the CUP.

2. Dedication of 20 feet of right of way on Woodlawn, one opening aligned with 17th with full movement and a decel lane, a right-in/right-out only opening centered between the full movement opening and the Hebrew Congregation opening, and a improvement to create a 5th turn lane on Woodlawn, with a raised center median on Woodlawn across from the right in/right out opening, the applicant assuming their share of all improvements on Woodlawn.
3. As a part of plat approval, the applicant shall conduct a limited traffic study. Based on the findings of that study, the applicant shall propose a sequenced plan for the required improvements on Woodlawn. The proposed improvement plan shall be approved at the time of platting.
4. If the 17th Street intersection is determined to require signalization, the developer shall guarantee the signalization.

Marla Flentje asked if there were any plans to install a stoplight at 17th & Woodlawn.

McNeely replied that there are no current plans but if a stoplight is warranted based on increased traffic volume due to this development the developer would bear the cost.

Tim Goodpasture asked if the traffic study is being completed to evaluate the timing of improvements.

McNeely replied improvements are scheduled in the CIP in 2009. The traffic study will evaluate whether these improvements need to be moved forward.

Tim Austin, agent for the applicant, stated that in effort to reduce the amount of traffic generated by this site the percentage of building space will be reduced from the allowed 30% to 23%. Another mitigating factor will be the construction of a deceleration lane that will allow traffickers to enter the development without impeding through traffic.

Charlie Wilson, Vice-President of Berexco, stated that his company is committed to not devaluing property in this area. The development will be aesthetically pleasing and the applicant has turn down some offers that were not desirable.

Joe Johnson asked if the applicant had explored using the synagogue drive instead of creating two additional access points in this area.

Wilson replied that this hadn't been considered as the focus has been on creating separation from the synagogue.

Citizens in attendance expressed the following concerns: 1) potential increases in traffic that would worsen an already bad traffic area; 2) access to Woodlawn by Fire station #14; 3) the need for traffic signals; and 4) dangerous turning movements near the railroad tracks and hill.

Tim Goodpasture (Bruce-Fair) moved the request be approved as submitted.. The motion passed (8-0).

Action Taken: Approved as submitted.

BOARD AGENDA

6. DAB Matching Grants

Michele Chauncey presented applications for DAB matching grant funds. DAB II has \$18,797.50 available in the matching grant funding for 2002. Not all applications could be funded so the review subcommittee selected those applications that best suited the goals of the program. There were a few applications that were denied due to the type of project. Those denied contained fencing, irrigation systems on right of way and installation of sidewalks. For those remaining, our selection process was based first on date of application and the beautification aspects to the neighborhood and surrounding areas.

The subcommittee recommends approving the following projects:

Hunters Pointe HOA –

Total project \$ 8719.16- 50% Matching grant request – **\$4359.58**

Description: Landscaping project including trees, shrubbery and native rocks.

Entrance signage to neighborhood also included.

Bonnie Brae HOA –

Total project \$2004.80 – 50% matching grant request - **\$1002.40**

Description: Neighborhood entry signage.

Brookhollow Neighborhood Association –

Total project \$ 5000.00 – 50% matching grant request - **\$2500.00**

Description: Two neighborhood entry markers along Central – Tara and Longford.

Willowbend Homeowners Association –

Total project \$3211.00 – 41% matching grant request - **\$1880.00**

Description: Replace trees that have died due to disease, add 16 trees in green space and relocate landscape bunkers, which are hazardous to Rock Road drivers.

Shadybrook Homeowners Association -

Total project \$3886.53 – 66% matching grant request - **\$2603.98**

Description: Purchase enhancements to commons area to include picnic tables, benches, a fountain, mulch and plantings.

The subcommittee recommends partial funding for the following projects:

Rockwood Homeowners Association –

Total project \$11,600 –

Description included concrete fencing behind Dillon's to match existing structure surrounding the neighborhood and the planting of 11 Chinese Pistachio trees. Requested dollars for trees was \$4209.48. It is recommended that we approve **\$2000.00** for trees.

Fox Pointe Homeowners Association –

Total project \$13,489.00 –

Project includes 4 small projects – Frontage road enhancement \$5600.00, Entry Island plantings \$480.00, Island with Pond enhancement including trees, plantings, river rock \$2915.00, Walking path limestone \$432.00. It is recommended that we approve matching funding for the entry island, pond enhancements and walking path. Total of these 3 projects is \$3827.00 – 66% matching grant funding **\$2564.09**

Penstemon Homeowners Association –

Total project \$13,474.00

Project includes 4 projects - Concrete paths, curb cuts, grading and landscaping \$10,000.00, Painting of Gazebo \$994.00, Repair/Replace roof to Gazebo \$2000., General clean-up and repairs \$480.00. It is recommended that 66% funding be granted for roof repair of \$1340 and 50% funding for painting funds of \$497.00. Matching funding **\$1837.00**

Total funding available \$18,797.50

Recommendation for:

Total funding \$12,345.96

Partial funding 6,401.09

Total requested \$18,747.05

Joe Johnson (Bruce Fair) moved the DAB subcommittee recommendation be approved as submitted. The motion passed (8-0).

Action Taken: Approved as submitted.

7. Next Meeting

The next regularly scheduled DAB II meeting will be January 6, 2002 at the Rockwell Branch Library.

With no further business the meeting adjourned at 9:30 p.m.

Respectfully submitted,

Donte Martin
Neighborhood Assistant
District II